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We require the following information from you to comply with the Unfair Trading Regulations 2008:

**Requirements from Landlord**

You must provide the following information to comply with the Unfair Trading Regulations 2008:

<p><b>Part A Material Information</b> Information that is always considered material for all properties</p>	
<p><b>Council Tax Band</b> Information about the council tax band is required. If you are unsure you can check online <a href="http://www.gov.uk">Council Tax Bands GOV.UK (www.gov.uk)</a></p>	
<p><b>Rent</b> Details of the rent and tenancy. The amount should be stated as a numerical amount. If there are other financial liabilities for the property this should be disclosed.</p>	
<p><b>Deposit</b> Details of any holding deposit must comply with the Consumer Protection (Distance Selling) Regulations 2008 (Wales) Act 2008</p>	<p>should be included in the listing. Lettings Agents (Fees and Charges) Regulations 2019 (in England), and the Renting Homes (Fees and Charges) Regulations 2020 (in Wales)</p>
<p><b>Part B Material Information</b> Information that is required for all properties</p>	
<p><b>Property Type and Description</b> An accurate description of the property should be provided e.g. detached/semi-detached/bungalow or statement of construction materials/type e.g. a thatched roof, prefabricated building</p>	<p><b>Construction</b> An accurate description of the property should be provided e.g. detached/semi-detached/bungalow etc. A listing should also include a description of construction materials/type e.g. a thatched roof, prefabricated building</p>
<p><b>Number and Type of Rooms</b> An accurate description of the number and type(s) of rooms in the property should be provided e.g. single room, double room, living room, kitchen, bathroom, etc.</p>	<p><b>Rooms</b> An accurate description of the number and type(s) of rooms in the property should be provided e.g. single room, double room, living room, kitchen, bathroom, etc.</p>
<p><b>Utilities</b> A listing should include the following information:  <ul style="list-style-type: none"> <li>gas and electricity (whether or not the supply is metered);</li> <li>water supply (whether or not the supply is metered);</li> <li>sewerage (whether or not the responsibility for the drains within the property boundary);</li> <li>heating and hot water (whether or not the responsibility for the system is within the property boundary);</li> <li>broadband (whether or not the responsibility for the system is within the property boundary).</li> </ul> </p>	<p><b>Utilities</b> A listing should include the following information:  <ul style="list-style-type: none"> <li>gas and electricity (whether or not the supply is metered);</li> <li>water supply (whether or not the supply is metered);</li> <li>sewerage (whether or not the responsibility for the drains within the property boundary);</li> <li>heating and hot water (whether or not the responsibility for the system is within the property boundary);</li> <li>broadband (whether or not the responsibility for the system is within the property boundary).</li> </ul> </p>
<p><b>Mobile signal/coverage</b> An accurate description of the mobile signal and coverage available at the property, including any restrictions should be provided.</p>	<p><b>Mobile signal/coverage</b> An accurate description of the mobile signal and coverage available at the property, including any restrictions should be provided.</p>
<p><b>Parking</b> An accurate description of the parking at the property e.g. drive, garage, street parking, carport, etc should be provided as well as any details of any associated costs or charges.</p>	<p><b>Parking</b> An accurate description of the parking at the property e.g. drive, garage, street parking, carport, etc should be provided as well as any details of any associated costs or charges.</p>

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**Part C Material Information**

Information that may or may not be affected or impacted

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**Building Safety**

If the building has any building safety issues or required works needed to rectify them, these should be disclosed. Building safety issues include unsafe building, fire/smoke alarm systems etc. If you are aware of any of these issues you must disclose them to us.

A description of any planned or proposed works should be disclosed. Examples of issues, risk of collapse, insufficient structural works. If you are aware of any of these issues you must disclose them to us.

**Restrictions, Rights and Easements**

An accurate description of any known restrictions, rights or easements affecting the property should be provided. Examples include listed building status, restriction of covenants, public rights of way, tree preservation orders etc. If there are any known rights or easements affecting the property, these should be included in the listing. Examples include public rights of way, tree preservation orders, easements etc.

Actual restrictions that relate to the property should be disclosed. Examples of restrictions include listed building status, tree preservation orders etc. If there are any known rights or easements affecting the property, these should be included in the listing. Examples include public rights of way, tree preservation orders, easements etc.

**Flood Risk**

An accurate description of any known flood risk should be provided if applicable.

Flood risk at the property should be disclosed if applicable.

**Coastal Erosion Risk**

An accurate description of any known coastal erosion risk should be disclosed if applicable.

Coastal erosion risk affecting the property and its surroundings should be disclosed if applicable.

**Planning Permission/Proposals**

An accurate description of the existing planning permission or proposals for development, conservation areas in the immediate locality should be provided. It should be stated whether there are any Article 4 areas in the immediate locality and any structures that may impact privacy or amenity.

Any known planning permission or proposals for development affecting the property and its surroundings should be disclosed. It should be stated whether there are any Article 4 areas in the immediate locality and any structures that may impact privacy or amenity.

**Property Accessibility and Adaptations**

If there are any known property adaptations or accessibility features within, the property, these should be disclosed. Examples include step-free access, wet rooms etc.

Property adaptations or accessibility features that provide easier access to, and use of, the property should be disclosed. Examples include step-free access, wet rooms etc.

**Coal/Mining Areas**

A listing should include confirmation of whether the property is directly impacted by the effect of coal or mining activities.

Whether the property is known to be on the coalfield or mining area should be stated if applicable.

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